

MINUTES OF MEETING

Scarborough Community Preservation Panel (Municipal Heritage Committee)

held at the Scarborough Archives
Tuesday, September 1st, 2020

Present: Rick Schofield Bob Saunders Matthew Gregor
Carole Whelan Patrick Wong

Regrets: Sandy Grigg

A quorum being present, the Chairman called the meeting to order.
There were no declared conflicts of interest.

1. Minutes of the Previous meeting.

S-200901

BE IT RESOLVED

"That the minutes of the previous meeting be approved."

Minutes had been previously circulated.

Bob Saunders Matthew Gregor Carried

2. Resignation of Don Allen

S-200902

The Chairman reported that Don Allen has indicated that he no longer wishes to remain on the panel.

BE IT RESOLVED:

"That the resignation of Don Allen from the Scarborough Community Preservation Panel be accepted and that Preservation staff take whatever action is required.

Carole Whelan, Patrick Wong Carried

3 (a) Chairman's Report on Pending Items - Lily Cup commemoration

S-200903

Background:

In March 2005 Councillor Balkissoon supported the Chairman's recommendation and the proposed heritage "listing" of the Lily Cup facade was approved by Scarborough Community Council. Final approval by Toronto City Council was pending. Despite several attempts to move this recommendation forward, no response was received. During the next several years, attempts were made on a regular basis to ascertain where Scarborough Council's recommendation had gone.

On Nov. 2010 the Chairman reported that the Lily Cup on Danforth Road has been demolished thus ending any further debate about its possible designation. This was a significant loss to our industrial heritage as the unique cup design of the plants' administrative office and main entrance was the last of its type in the world. Only three others were built and now all have been demolished.

Apparently, an agreement had been reached between staff and the developer such that part 4.2 of the April, 2006 agreement stated; *"Prior to the registration of the plan of subdivision, the owner agrees to make arrangements for commemoration of the Lily Cup building (replication of the Lily Cup terrazzo floor logo feature, a Toronto Historical plaque and archival photograph display panels) to the satisfaction of the Manager of Heritage Preservation Services."*

It has now been ten years since the agreement was made and still no word on an plaque, display or anything else. An historic photo of the architectural cup is attached.

BE IT RESOLVED

That Preservation staff be asked to report on the Lily Cup agreement and what action, if any, will be taken to, at the very least, have an historic plaque erected on the site."

Patrick Wong, Matthew Gregor Carried

ACTION: The Chairman will bring this matter to the attention of Joe Muller and ask that the issue be reopened.

3 (b) Chairman's Report on Pending Items - Midland Park H.C.D.

S-200904

Due to the absence of Sandy Grigg who has been working with Councillor Crawford and the local community organization to advance the recommendation that Midland Park be considered for designation as a Heritage Conservation District, there was no report available for any lengthy discussion.

It is hoped that preservation staff would give serious consideration to assisting the active, local community group to move HCD consideration forward since Scarborough has no HCD in place whereas the focus seems to be on older districts in the former City of Toronto.

3 (c) Chairman's Report on Pending Items - Russell Reesor Property

S-200905 The Board discussed that status of the proposed "listing" of the Russell Reesor property including the farm house, workshop, barn and sawmill. The property is an excellent example of a 19th century working farm, established by the Mennonite Reesor family. It is probably the best example of an active farm in Toronto. There seems to have been reluctance to add it to the inventory because the family might object and/or it was located within Rouge Park. It does not appear to fall within the ever changing Rouge Park boundaries and because of its unique setting, it should be have been added to the inventory many years ago.

BE IT RESOLVED:

"That preservation staff be asked to prioritize this unique site with the goal of adding it to the City's inventory in a timely manner."

Bob Saunders, Carole Whelan Carried

3 (d) Chairman's Report on Pending Items - Vacant and threatening buildings

S-200906 There remain a number of heritage properties along Steeles Ave, which have been vacant for several years and are threatened. These include:
the William Stonehouse cottage (1840s) @ 5951 - designated bylaw 904-2006,
the Underwood/Weldrick house (1880s) @ 5933 -designated bylaw 107-2007,
the Menno/Joe Reesor house (1915) @ 6461 and the Hamil house (1888) @ 6545.

Together with three Reesor properties within the Rouge Park and likely owned by the province, these seven properties are at risk as development threatens with the widening of Steeles and the isolated location of these farmhouses.

The committee would like to ask Joe Muller and/or staff if official ownership of these properties can be ascertained so that plans can be developed to save those of major significance.

Of immediate concern was the Hamil house at 6545 Steeles Ave. which seems to be used for young people parties during the late hours and although the building is boarded up, it needs to be better protected.

BE IT RESOLVED

"That staff , through Joe Muller, ascertain who holds title to the Hamil House property at 6545 and report back to the committee. In addition, a brief report on ownership and possible fate of the other buildings listed above would also be helpful."

Patrick Wong, Carole Whelan Carried

ACTION: Joe Muller and/or Preservation staff

3 (e) Chairman's Report on Pending Items - 1478-80 Kingston Road

S-200907 As mentioned in the June report to committee members, these properties on Kingston Road are threatened as Kingston Road intensification is on the official plans. The Chairman visited the properties and reports that it would be a difficult task to consider saving these buildings as their condition and architectural value is questionable. They appear to be 1950s additions to the existing strip plaza.

No recommendations were made to further investigate this site.

3(f) Chairman's Report on Pending Items - 4019 Sheppard Ave. east

S-200908 A demolition permit was sought for this Agincourt property which appears to be a typical 1940s two storey dwelling house. The subject dwelling which was previously used as a single residential building, and later a commercial office, is currently unoccupied, with one hydro meter, gas meter, and water meter on site

The application for the demolition of the dwelling has been circulated to the Heritage Preservation Services, Urban Forestry and the Ward Councillor. The existing building is not designated a historical building. While appearing in decent shape, it shows no unusual characteristics which would suggest it be considered for addition to the heritage inventory.

3(g) CHO news

S-200909 The Chairman indicated that the most recent issue of CHOnews had been distributed and that our panel's annual membership in Community Heritage Ontario will continue on an annual basis as per the previous recommendations. CHO editors are always seeking new material for publication and would be interesting in receiving one or two articles providing an urban perspective of heritage preservation.

4. Updates from the Toronto Preservation Board.

S-200910 Matthew indicated that due to Covid-19, meetings up to the end of July have been online. Timelines are an issue and staff try to move important issues forward. Recently, a 12 page report of the 'Working Group to Consider Options to Improve Advisory Role of the Toronto Preservation Board' was circulated. The lengthy report focused on the current situation which included the narrow focus by Planning, limited time available to discuss heritage concerns within the community, a lack of opportunity for public review and ways for the panels to be more productive.

Eight recommendations were made and while useful in discussing the role of the panels and staff, there is a shortage of staff to deal with heritage issues and still have time to assist panels in their deliberations. Development issues in the downtown core are much different than small, site-specific development in the surrounding communities.

Committee members agreed to review the report again and report back if there a better ways to deal with the ongoing problem of heritage preservation and any action possible with limited staffing.

Members did agree that one way to improve panel work is by being able to review development proposals at the early stage as they affect the existing landscape.

Be it resolved

"That the Working Group Report and Recommendations be received."

Matthew Gregor, Bob Sanders Carried

5 (a) Communications: Demolition of the Malvern United Church

S-200911 The committee received notice that the Malvern United Church had been sold and would be demolished. The Chairman noted that the original United (formerly Methodist) church built in 1864 was located on Markham Road, just north of Sheppard. The current building was a modern replacement and with declining attendance now facing many churches, demolition and redevelopment is the only option if a viable use can not be found for the existing building.

In this case, the datestone and any time capsule materials will be offered to the Scarborough Archives after the church closes.

5 (b) Communications - Proposed changes to the garage doors of Firehall #1

S-200912 Scarborough Firehall # 1 was built in 1925 and also served as the jail (one cell) in the basement. The hose tower and other features were part of the reasons for designation under By-law 19686. Also on the property is a four bay former garage which now serves as an education facility for school and group tours. It was suggested that the maintenance staff were planning to place a 6" concrete curb in front of the three existing doors since the proposed wood panels can't come in contact with the ground. Then put the proposed new panels on top of the curb in front of three decommissioned doors. This would reduce the depth of the recessed doors from approx. 7" to 3" and would not match the remaining so-called operational door recess. A survey of committee members opposed the proposal since the general appearance of the four bay garage would be compromised.

Joe Muller from preservation agreed to keep an eye on the proposal and keep the Chairman updated.

ACTION: Joe Muller

5 (c) Communications - 171 Midland Avenue, Stinson's Dtore

S-200913 The Chairman reported that he had met several times with the new owner of the property at 171 Midland Ave, regarding restoration proposals and plans for use of the building. Tara and Mark Doyle are the new owners and they have been working on restoration for the past couple of years. The Scarborough Historical Society was able to provide three period doors to replace the modern ones left by the previous owner. Working with the Chairman at the Scarborough Archives, the Doyles researched period images of the building as part of their restoration proposal.

The new "Home Decor" store has now been completed and is open to the public. The couple is very appreciative of the community support and the help they received from the Chairman.

It has been a long stretch of time getting this property protected and saved. Built in 1903 by the Stinson family as a Refreshment store for those hiking down to the bluffs for picnics in the early days of the 20th century. Delays, outstanding work orders, and various meetings with the former owner seemed to be going nowhere until the new owners took over. Now designated under Bylaw 256 -2008 a length article on the restoration project and the building's future appears in the latest issue of the Bluffs Monitor newspaper.

The committee would like to express its gratitude to Mark and Tara for their work in saving this unique heritage building from decay and possibly the wrecking ball.

5 (d) Communications: Closure of the Land Registry Office

S-200914 The Chairman reported that the Land Registry office has closed to researchers and most of the material is now available online. While this may be of value for initial title searches, most of the 19th century records are available in the Scarborough Archives. The new online files will assist in research for the 20th century with quicker access to deeds, maps, and some other records. However, copies of these are available for extensive fees. Previously committee members were provided with a letter from the Ministry for free access to the records at the Land Registry office and it will be interesting to see if the fees charged for copies of documents etc will be reduced for MHC members and their researchers.

5 (e) Highland Creek School restoration work

S-200915 During the summer months, the Chairman received a number of calls regarding the window and brick restoration work taking place at the 1918 S.S. #7 school on Military Trail. As discussions about the type of work being done had not been provided to the committee prior to approval, several calls were made to ascertain the extent of the work, especially replacement of bricks.

The Historical Society, who had worked closely with a previous contractor when work was done a couple of years ago, again offered recycled, vintage bricks of the same era. It appears that the current contractor had already ordered yellow clay bricks to replace the historic brown ones (approximately 150 were replaced). This would have left a patchwork appearance - totally unacceptable. However, after some investigation and staff assistance, it was learned that the yellow bricks would be dyed to match the colour of the original. While not necessarily the best solution, the final appearance appears satisfactory if the dye remains.

6 (a) New Business: Prioritizing of Possible Additions to the Heritage Register

S-200916 While development in the downtown core exceeds that of the suburban areas, there remains a need to prioritize possible additions to the Heritage Register so that all four divisions are treated fairly. We know that staff time is limited and there is a need to deal with a wide range of items. However, a shortened report on the reasons for inclusion on the Heritage Register would facilitate addition to the Register, especially where lengthy and detailed descriptions are not necessary and where future development is unlikely, such as a building within an established subdivision.

The SCPP would like to see some of its backlog moved forward in a timely manner by prioritizing the lists to allow each district to add at least one or two properties to the Register each year, where applicable.

6 (b) New Business - Amendments to the Planning Process and the Toronto P.B.

S-200917 On Jan. 27th, City Council adopted the Toronto Preservation Board's recommendation that the City Planner and Executive Director, City Planning, consider options to improve the advisory role of the Toronto Preservation Board. Six recommendations were discussed including the creation of a Heritage Design Review Panel (DRP) composed of heritage professionals offering advice to staff rather than Council. Another recommendation would see the creation of four preservation boards, one for each district, that would each have a community preservation panel attached to them.

6 (c) New Business: Notice of Case Management Conference by Video

S-200918 The purpose of this video conference appears to be a request to amend the Official Plan - Failure of the City of Toronto to adopt the requested amendment. The property in question is the NW corner of Eglinton Ave. and Birchmount on which the existing designation of the property is Mixed Use. The proposed amendment would be mixed use with site and area specific policy to permit a future mixed use development, new public streets and parks.

On the NW corner of the site is 75 Thermos Ave, a small building which originally housed the original engine components, fuel test labs and the steam, power plant for the whole facility known as the Lucas Rotax Aircraft Equipment Plant. The building at 75 Thermos Ave. was the site of the critical components of the CF-105 Avro Arrow and its Orenda PS-13 Iroquois jet engine program.

At an earlier meeting of the committee, the following resolution was adopted.

"BE IT RESOLVED that staff consider a recommendation to erect a commemorative historic plaque on the Lucas-Rotax site once it has been redeveloped."

Patrick Wong Matthew Gregor Carried

6 (d) Appointment of Community Panel members for 2000-2024

- S-200919 While Covid-19 restrictions make it difficult to hold interviews to select candidates for the various community panels, the first half of the current term (1999-2022) is almost over and panel members are now working without a permanent, legal time frame. Most panel members are volunteers and therefore, would it be possible to simply ask Council to extend the present term of current panel members to end in 2022 for those wishing to remain. Following that, members of the public could be asked to express their interest in serving on one of the four panels and based on their application and qualifications, simply be appointed to fill vacancies. Additional volunteers would certainly be welcome to assist the panels for the remaining two years. Other jurisdictions in Ontario do not have a requirement for such lengthy, detailed descriptions for their Register of heritage properties which are not yet designated. The details can be added as the process moves a property from the Register to formal designation.

Adjournment

- S-200920 There being no further business before the committee,

**BE IT RESOLVED:
"That the meeting be adjourned"**

Due to the existing Covid-19 issues and the lack of any important new business, there will be no meeting in October. The next meeting of the committee to be held on **Tuesday, November 10th** (subject to change if necessary)

Bob Saunders Carried